

NEPTUNE RD

SUBJECT PROPERTY

OLD PENNYWELL RD

R

R1

RRI

R2

RRI

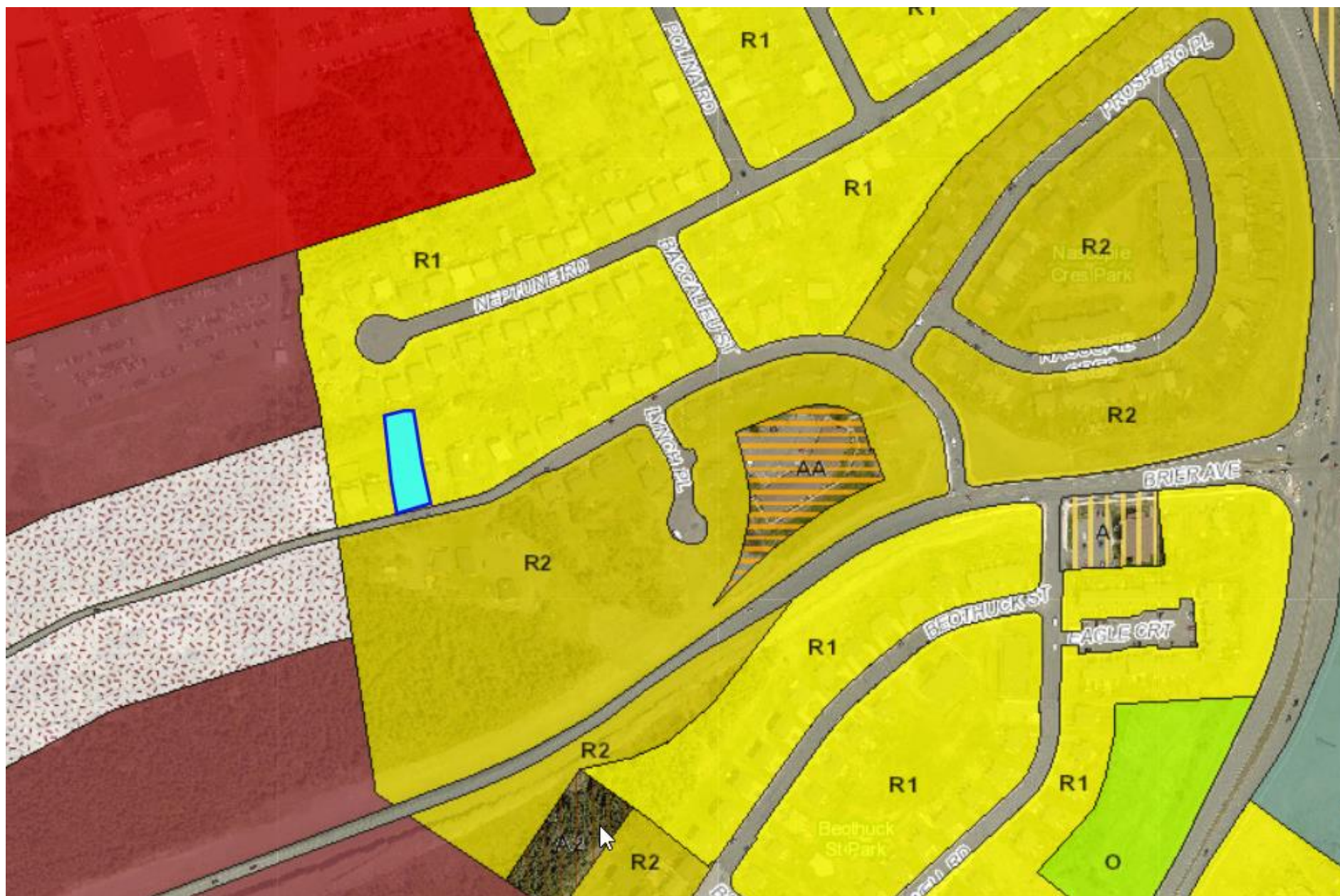
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DISCLAIMER: This map is based on current information at the date of production.

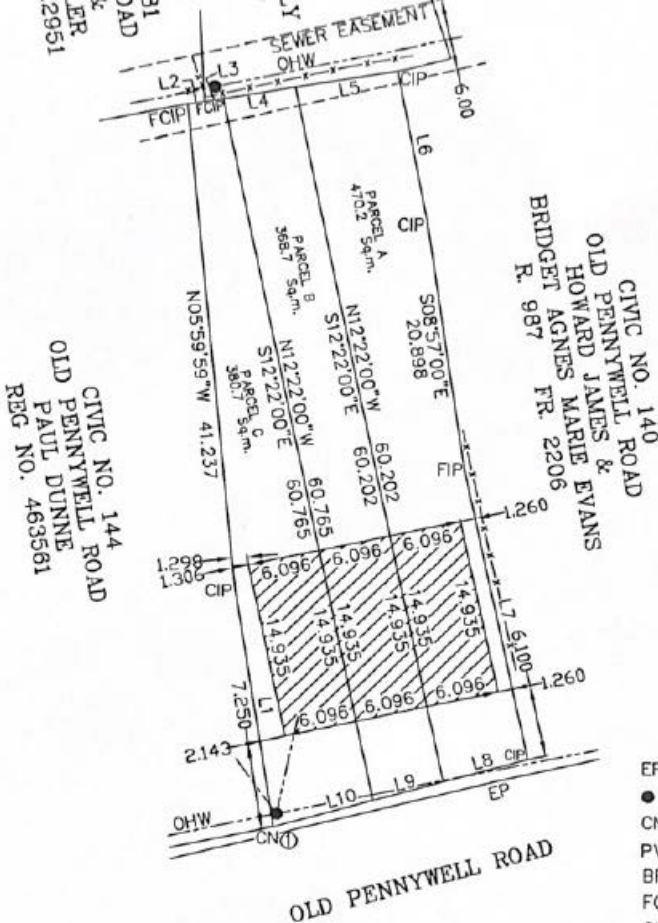
CITY OF ST. JOHN'S

W:\Engwork\Planw\applications 2020\sub2000044-142 old pennywell road.mxd





GRID NORTH  
NAD 83



LEGEND

- EP - EDGE OF PAVEMENT
- - POLE
- CN - CONCRETE NAIL
- PVMT. - PAVEMENT
- BRW - BRICK RETAINING WALL
- FCIP - FOUND CAPPED IRON PIN
- CIP - CAPPED IRON PIN
- FIP - FOUND IRON PIN
- OHW - OVERHEAD WIRE
- X-X-X - FENCE

ARING	DISTANCE
00°W	20.375





## Current Zone

### 10.3 RESIDENTIAL - LOW DENSITY (R1) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour)

#### 10.3.1 Permitted Uses

Residential:

- (a) Accessory Building (subject to Section 8.3.6) (1995-06-09)
- (b) Home Office (subject to Section 7.9) (1997-08-08)
- (c) Single Detached Dwelling
- (d) Subsidiary Apartment (2007-09-07)

Recreational:

- (e) Park

Other:

- (f) Family Home Child Care Service (subject to Section 7.6) (2004-05-14)

#### 10.3.2 Discretionary Uses (subject to Section 5.8)

- (a) Adult Day Care Facility
- (b) Bed and Breakfast (subject to Section 7.27) (1997-10-17) (2008-01-25)
- (c) Day Care Centre (subject to Section 7.6)
- (d) Heritage Use
- (e) Home Occupation (subject to Section 7.8)
- (f) Parking Lot (subject to Section 7.13)
- (g) Planned Unit Development (subject to Section 5.10.3)
- (h) Private Park (2007-10-05)
- (i) Public Utility

#### 10.3.3 Zone Requirements

The following requirements shall apply to:

##### (1) Single Detached Dwelling:

- (a) Lot Area (minimum) 450 m<sup>2</sup> (1997-06-27)
- (b) Lot Frontage (minimum) 15 m (1997-06-27)
- (c) Building Line (minimum)
  - (i) Minimum Building Line for New Streets or Service Streets: 6 m
  - (ii) Minimum Building Line for Existing Streets or Service Streets: as established by Council under the authority of Section 8.3.1. (2009-09-04)
- (d) Side Yards (minimum) Two of 1.2 m (1994-11-04)

**R1**

- (e) Side Yard on Flanking Road (minimum) 6 m
- (f) Rear Yard (minimum) 6 m
- (g) Landscaping Front Yard At least 50% of the Front Yard shall be landscaped. However, the Director of Building and Property Management, or a designate, may vary this requirement where, in his/her opinion, it is deemed to be warranted and desirable.  
(1997-06-27) (2004-04-08)

(2) Day Care Centre in a non-residential Building:

- (a) Lot Size (minimum) 600 m<sup>2</sup>
- (b) Lot Frontage (minimum) 18 m
- (c) Landscaping on Lot (minimum) Subject to Section 8.5.  
(1998-09-11)

## Proposed Zone

### 10.4 RESIDENTIAL-MEDIUM DENSITY (R2) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour)

#### 10.4.1 Permitted Uses

##### Residential:

- (a) Accessory Building (subject to Section 8.3.6) (except for the properties at 591-609 Southside Road) **(1995-06-09)(2015-06-12)**
- (b) Bed and Breakfast (subject to Section 7.27)(Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Bed and Breakfast is not a Permitted Use) (except for the properties at 591-609 Southside Road) **(1998-10-23)(2002-11-15)(2008-01-25) (2015-06-12)**
- (c) Boarding or Lodging House (accommodating between five (5) and sixteen (16) persons) (Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Boarding or Lodging House is not a Permitted Use) (except for the properties at 591-609 Southside Road) **(1999-04-16)(2002-11-15)(2015-06-12)**
- (d) Duplex Dwelling (Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Duplex Dwelling is not a Permitted Use but a Discretionary Use and is subject to Section 5.8, and at 172 Mundy Pond Road, where Duplex Dwelling is not a Permitted Use) (except for the properties at 591-609 Southside Road) **(2002-11-15)(2012-09-13)(2015-06-12)**
- (e) Home Office (subject to Section 7.9) (except for the properties at 591-609 Southside Road) **(1997-08-08)(2015-06-12)**
- (f) Semi-Detached Dwelling (Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Semi-Detached Dwelling is not a Permitted Use but a Discretionary Use and is subject to Section 5.8) (except for the properties at 591-609 Southside Road) **(2002-11-15)(2015-06-12)**
- (g) Single Detached Dwelling (see Section 10.4.3(5) - Zone Requirements where the application site is located in that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street) **(2002-11-15)**
- (h) Subsidiary Apartment (except for the properties at 591-609 Southside Road) **(2015-06-12)**
- (i) Townhousing (Except for that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street where Townhousing is not a Permitted Use but a Discretionary Use and is subject to Section 5.8; and Planning Area 13 - Shea Heights, where Townhousing is not a Permitted Use; and that section of Planning Area 2 - land located between Quidi Vidi Village Road and Cuckhold's Cove Road, west of Quidi Vidi Village and known as the Connor's Estate and Clarke Estate, where Townhousing is not a Permitted Use and at 172 Mundy Pond Road where Townhousing is not a Permitted Use. (except for the properties at 591-609 Southside Road) **(2001-11-09) (2002-11-15)(2003-10-17)(2012-09-13)(2014-09-26)(2015-06-12)**

## R2

Recreational:

- (j) Park (except for the properties at 591-609 Southside Road) (2015-06-12)

Other

- (k) Family Home Child Care Service (subject to Section 7.6) (except for the properties at 591-609 Southside Road) (2004-05-14) (2015-06-12)

10.4.2 Discretionary Uses (subject to Section 5.8)

- (a) Adult Day Care Facility (subject to Section 7.3) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (b) Day Care Centre (subject to Section 7.6) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (c) Heritage Use (except for the properties at 591-609 Southside Road) (2015-06-12)
- (d) Home Occupation (subject to Section 7.8) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (e) Multiple Dwelling not exceeding 6 Dwelling Units (subject to Section 10.4.3(8) (except for the properties at 591-609 Southside Road) (2010-03-05) (2015-06-12)
- (f) Parking Lot (subject to Section 7.13) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (g) Planned Unit Development (subject to Section 5.10.3) (except for the properties at 591-609 Southside Road) (2015-06-12)
- (h) Private Park (except for the properties at 591-609 Southside Road) (2007-10-05) (2015-06-12)
- (i) Public Utility(except for the properties at 591-609 Southside Road) (2015-06-12)
- (j) Residential Retail Store (subject to Section 7.17) (except for the properties at 591-609 Southside Road) (1995-06-09)(2015-06-12)

10.4.3 Zone Requirements

The following requirements shall apply to:

- (1) Bed and Breakfast:(subject to Section 7.27) (2008-01-25)

The same requirements as established for the Dwelling types in this Zone. (1998-10-23)

- (2) Boarding or Lodging House:

The same requirements as established for the Dwelling types in this Zone.

- (3) Duplex Dwelling:

- |     |                                      |                    |              |
|-----|--------------------------------------|--------------------|--------------|
| (a) | Lot Area (minimum)                   | 510 m <sup>2</sup> |              |
| (b) | Lot Frontage (minimum)               | 17 m               |              |
| (c) | Building Line (minimum)              | 6 m                |              |
| (d) | Side Yards (minimum)                 | Two of 1.2 m       | (1994-11-04) |
| (e) | Side Yard on Flanking Road (minimum) | 6 m                |              |
| (f) | Rear Yard (minimum)                  | 6 m                |              |



(4) Semi-Detached Dwelling:

(a)	Lot Area (minimum)	270 m <sup>2</sup> per Dwelling Unit	(1997-03-07)
(b)	Lot Frontage (minimum)	18 m; 9 m per unit	
(c)	Building Line (minimum)	6 m	
(d)	Side Yards (minimum)	Two of 1.2 m	(1994-11-04)
(e)	Side Yard on Flanking Road (min.)	6 m	
(f)	Rear Yard (minimum)	6 m	

(5) Single Detached Dwelling:

(a)	Lot Area (minimum)	350 m <sup>2</sup>	(1994-11-04)
(b)	Lot Frontage (minimum)	12 m	(1994-11-04)
(c)	Building Line (minimum)	6 m	
(d)	Side Yards (minimum)	Two of 1.2 m	(1994-11-04)
(e)	Side Yard on Flanking Road (min.)	6 m	
(f)	Rear Yard (minimum)	6 m	
(g)	Landscaping Front Yard	At least 50% of the Front Yard shall be landscaped. However, the Director of Building and Property Management, or designate, may vary this requirement where, in his/her opinion, it is deemed to be warranted and desirable. (2004-04-08)	

Note: If the application site is located in that section of Planning Area 11 at Eastbourne Crescent & Bavidge Street then development of Single Detached Dwellings must be in accordance with the Residential Low Density (R1) Zone Requirements for Single Detached Dwellings as follows: (2002-11-15)

(a)	Lot Area (minimum)	450 m <sup>2</sup>
(b)	Lot Frontage (minimum)	15 m
(c)	Building Line (minimum)	6 m
(d)	Side Yards (minimum)	Two of 1.2 m
(e)	Side Yard on Flanking Road (min.)	6 m
(f)	Rear Yard (minimum)	6 m
(g)	Landscaping Front Yard	At least 50% of the Front Yard shall be landscaped. However, the Director of Building and Property Management, or a designate, may vary this requirement where, in his/her opinion, it is deemed to be warranted and desirable. (2004-04-08)

(6) Townhousing:

(a)	Lot Area (minimum)	180 m <sup>2</sup> per Dwelling Unit	
(b)	Lot Frontage (minimum)	6m per Dwelling Unit	(1994-11-04)
(c)	Building Line (minimum)	0 m	
(d)	Side Yard for End Unit Townhouses (min.)	1.2 metres	(2002-07-05)
(e)	Side Yard on Flanking Road (min.)	3 m	
(f)	Rear Yard (minimum)	6 m	

(7) Day Care Centre in a non-residential Building:

(a)	Lot Size (minimum)	450 m <sup>2</sup>	
(b)	Lot Frontage (minimum)	15 m	
(c)	Landscaping on Lot (minimum)	Subject to Section 8.5.1	(1998-09-11)

**R2**

(8) Multiple Dwelling

- (a) Maximum # of Dwelling Units: 6
- (b) Minimum Density: 90m<sup>2</sup> Lot Area per Dwelling Unit
- (c) Minimum Lot Frontage: 6 metres per Ground Floor Dwelling unit
- (d) Maximum Building Height: 3 storeys
- (e) Building Line (minimum): 6 metres
- (f) Rear Yard (minimum): 6 metres
- (g) Side Yards (minimum): Two of 1.2 metres
- (h) Side Yard on Flanking Road (min.): 6 metres
- (i) Off-Street Parking Spaces (min.): 1 space per Dwelling Unit
- (j) Landscaping Front Yard: At least 40% of the Front Yard shall be landscaped.  
However, the Director of Building and Property  
Management or a designate may vary this requirement  
where, in his/her opinion, it is deemed  
warranted and desirable. (2010-03-05)